



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

June 6, 2011
1106-REZ-02
Exhibit 1

Petition Number: 1106-REZ-02

Subject Site Address: 16201 Springmill Road

Petitioner: M&I Bank

Request: Change in zoning from the AG-SF1 District to the GB District

Current Zoning: AG-SF1

Current Land Use: Institutional

Approximate Acreage: 1.8 acres

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Petitioner's Proposal

Staff Reviewer: Kevin M. Todd, AICP

Petition History

This petition was introduced at the May 9, 2011 City Council meeting and appeared before the Technical Advisory Committee on May 24, 2011. It is scheduled to receive a public hearing at the June 6, 2011 Advisory Plan Commission (the "APC") meeting.

Procedural

- Change in zoning requests are required to be considered at a public hearing. The public hearing for this petition will be held on June 6, 2011 at the APC meeting.
 - Notice of the June 6, 2011 public hearing was provided in accordance with the APC Rules of Procedure.
 - The recommendation from the APC to the City Council may be made at the June 20, 2011 APC meeting.
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Project Overview

Location

The subject property is approximately 1.8 acres in size and is located on the east side of Springmill Road, just north of the entrance to the Springmill Commons shopping center (the "Property"). A residential structure and a residential accessory structure are currently on the Property. The Property does not appear to be actively used.

Project Description

M&I Bank is proposing to relocate its existing branch at 14841 Greyhound Court to the Property. The Greyhound Court facility will be displaced as a result of the U.S. 31 Major Moves improvements. The City's Economic Development team has been working with the bank to find a new site in Westfield for several months. The Property is the bank's preferred location in order to serve its existing customer base.

Big Picture Discussion Items

Land Uses

The petitioner has committed to limit the permitted land uses to the following: Banks and Savings and Loan Associations, Credit Union Offices, and Loan Offices.

According to the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"), the Property is on the fringe between Local Commercial and Suburban Residential land use classifications. Retail, office, and services uses are listed as appropriate uses within the Local Commercial classification, while commercial uses are not contemplated in the Suburban Residential classification.

Land to the north is currently under development for single-family attached dwellings. Property to the west (across Springmill Road) is single-family residential properties. Property to the east and south has been developed as a grocery-anchored retail center, known as Springmill Commons.

Building Elevations

The petitioner is currently finalizing the proposed building elevations and should be able to provide an update at the June 6, 2011 APC meeting.



Vehicular Access

The City is currently working with the petitioner to develop the best strategy to supply vehicular access to the Property. An update on this matter will be provided prior to or at the June 20, 2011 APC meeting.

Public Policy

Westfield Comprehensive Plan (2007, as amended)

According to the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"), the Property is on the fringe between Local Commercial and Suburban Residential land use classifications. Retail, office, and services uses are listed as appropriate uses within the Local Commercial classification, while commercial uses are not contemplated in the Suburban Residential classification.

Westfield Thoroughfare Plan (2007, as amended)

The Westfield Thoroughfare Plan (the "Thoroughfare Plan") classifies Springmill Road as a "Secondary Arterial". The recommended right-of-way width for a Secondary Arterial is 120 feet. The proposed concept plan included in Exhibit 3 accommodates a 60-foot half right-of-way along Springmill Road.

Water & Sewer System

City water and sewer facilities are available to the Property. There is adequate capacity to serve the Property.

Statutory Considerations

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.



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4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Staff Comments

1. Hold a public hearing on this item at the June 6, 2011 APC meeting; no action is required at this time.
2. Prior to the final deposition, the petitioner will make any necessary revisions to the proposal base on APC and public comments.
3. If any APC member has questions prior to the public hearing, then please contact Kevin Todd at 379-6467 or ktodd@westfield.in.gov.